



THE STREETS AT SOUTHGLENN

Centennial, Colorado

TENANT SIGN CRITERIA

September 16, 2009 – FINAL



ALBERTA
DEVELOPMENT
PARTNERS, LLC

8480 East Orchard Road, Suite 2400
Greenwood Village, CO 80111



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
1112 Pearl Street
Boulder, CO 80302

SIGN CRITERIA



September 16, 2009

MDP Amendment, No. 6, Minor Amendment - amending only the Tenant Sign Criteria

Amendment History: The existing approved SouthGlenn Tenant Sign Criteria document is dated April 13, 2006 (3rd Submittal). The attached SouthGlenn Tenant Sign Criteria document represents the current proposed amendment, amended and restated on _____, 20____. 

AMENDMENT NO. 1

- REVISED TENANT SIGNAGE CRITERIA. CURRENT CRITERIA DATE IS MAY 1, 2007. (SEPARATE DOCUMENT)

AMENDMENT NO. 2

- REVISED STRUCTURE DATA TABLE (SHEET 3)
- MOVED BANK FROM S. UNIVERSITY BLVD. TO E. ARAPAHOE RD.
- ELIMINATED BUILDING AT NORTHEAST CORNER OF S. YORK ST AND E. ARAPAHOE RD.
- ELIMINATED BUILDINGS ON EAST SIDE OF S. YORK ST. AT E. COMMONS DR.

AMENDMENT NO. 3

- REVISED BUILDING SETBACK FROM 25 FEET TO 20 FEET ALONG RACE ST. FOR THE PARKING STRUCTURE TO ACCOMMODATE THE WIDTH OF PARKING GARAGE AND MAINTAIN WIDTH OF LANDSCAPING ON EAST SIDE OF STRUCTURE.
- CORRECTED MDP OVERALL SITE AREA ON SHEET 2.

AMENDMENT NO. 4

- INCLUSION TO THE MASTER DEVELOPMENT PLAN FOR THE STREETS AT SOUTHGLENN OF LOTS 1 AND 2, TRACTS A, B, AND C STREETS AT SOUTHGLENN FILING NO. 6, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF S. UNIVERSITY BOULEVARD AND E. ARAPAHOE ROAD, WITH DEVELOPMENT AS DEPICTED ON SHEET 3. SAID LOT BEING CONCURRENTLY REPLATTED AS STREETS AT SOUTHGLENN FILING NO. 6
- REZONING OF THE INCLUDED LOT FROM "B-3" AND "O" TO MU-PUD IN ACCORDANCE WITH TERMS AND CONDITIONS OF THE SOUTHGLENN MASTER DEVELOPMENT PLAN (LU-0512-001)
- REVISIONS TO SHEET 2:
 1. REVISED ALLOWABLE USES FOR 24 HOUR FITNESS CLUB
 2. REVISED TOTAL SITE AREA UNDER GROSS FLOOR HEADING FOR INCLUDED LOT.
 3. ADDED SETBACKS FROM S. UNIVERSITY BOULEVARD AND E. ARAPAHOE ROAD FOR BUILDINGS F, W1, W2, AND W3.
 4. ADDED BUILDING HEIGHT LIMITATIONS FOR INCLUDED LOT.
 5. DELETED DRAINAGE MASTER PLAN NOTE.
 6. REVISED BUILDING HEIGHT TO REFLECT CURRENT PLATTED LOTTING AND INCLUDED LOT.
- REVISIONS TO SHEETS 3, 4, AND 6.
 1. ADDED SITE PLAN FOR INCLUDED WELLS FARGO LOT
- REVISION TO SHEET 7
 1. REVISED LOTTING TO REFLECT PLATTING SUBSEQUENT TO INITIAL STREETS AT SOUTHGLENN FILING NO. 1 PLAT.



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AMENDMENT NO. 5

· REVISION TO SHEET 2

1. REVISED SITE LIGHTING CRITERIA TO ALLOW LIGHT LEVELS TO EXCEED 0.5 FOOT-CANDLES AT SITE PERIMETER ALONG EAST ARAPAHOE ROAD AND SOUTH UNIVERSITY BOULEVARD

· REVISION TO SHEET 3

1. REVISED SITE LIGHTING PLAN PER CURRENT FIXTURES AND ADDED PHOTOMETRIC VALUES

· REVISION TO SHEET 4 AND 5

1. REVISED LIGHTING DETAILS PER CURRENT FIXTURES

AMENDMENT NO. 6

· GENERAL: CHANGE DATES ON ALL PAGES INCLUDING COVER. PAGE RENUMBERING.

· PAGE A, B: REVISE AMENDMENT HISTORY

· PAGE 0.1: REVISE TABLE OF CONTENTS

· PAGE 0.4: REVISE MAP

· PAGE 0.5 REVISE LANDLORD ADDRESS AND CONTACT INFORMATION

· PAGE 1.1: REMOVE REFERENCES TO SECONDARY MONUMENTS

· PAGE 2.1, 2.2, 3.1, 4.1, 5.1: ADD THE "ILLUMINATED GRAPHIC DISPLAY PANEL" TYPE TO THE SIGN MATRIX

· PAGE 2.9, 2.10, 4.8: RECOMMENDED SIGN TYPES. REVISE BLADE SIGN LANGUAGE TO REMOVE LIGHTING REQUIREMENT.

· PAGE 2.12, 3.8, 4.10, 5.9: PROHIBITED SIGN TYPES. REVISE ITEM 13 TO READ "SIGNS WITH ANIMATED COMPONENTS OR FLASHING LIGHTS EXCEPT THOSE THAT ARE NOT VISIBLE FROM THE PUBLIC ROW."

· PAGE 6.1 REVISE QUANTITY OF POSTERS ALLOWED FROM 8 TO 12

· PAGE 8.0, 8.1, 8.2: NEW PAGES CONTAINING KIOSK CRITERIA

· PAGE 9.0, 9.1: NEW PAGES CONTAINING ILLUMINATED GRAPHIC PANEL CRITERIA

Planning and Development Director Approval

ADMINISTRATIVE AMENDMENT FOR THE STREETS AT SOUTHGLENN MDP LU-0512-001 AMENDING TENANT SIGN CRITERIA, AS DEPICTED HEREON PURSUANT TO SECTION 11.1.5300 OF THE LAND DEVELOPMENT CODE AND THE MASTER DEVELOPMENT AGREEMENT DATED JUNE 5, 2006.

APPROVED THE 28 DAY OF September, 2009 BY THE PLANNING AND DEVELOPMENT DIRECTOR OR DESIGNEE, AS AGENT FOR THE CITY OF CENTENNIAL, COLORADO OR DESIGNEE. THIS ADMINISTRATIVE AMENDMENT NO.1 AFFECTS ONLY (TENANT SIGN CRITERIA) AS DESCRIBED IN FILE NO. (LU-0908-001).

NOTES:

1. All other original terms, conditions and notes of the Streets at Southglenn MDP approved on June 5, 2006 will remain in full force and effect as previously executed by the Owner and the City of Centennial.





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District & Site Signage Plan

The criteria for tenant signage is divided into sections which align with the scale and variety of leasable districts on the site.

Town Center

The core design character for the project emphasizing classic characteristics of a downtown urban neighborhood.

Anchors

Larger tenants surrounding the perimeter of the Town Center.

High Visibility

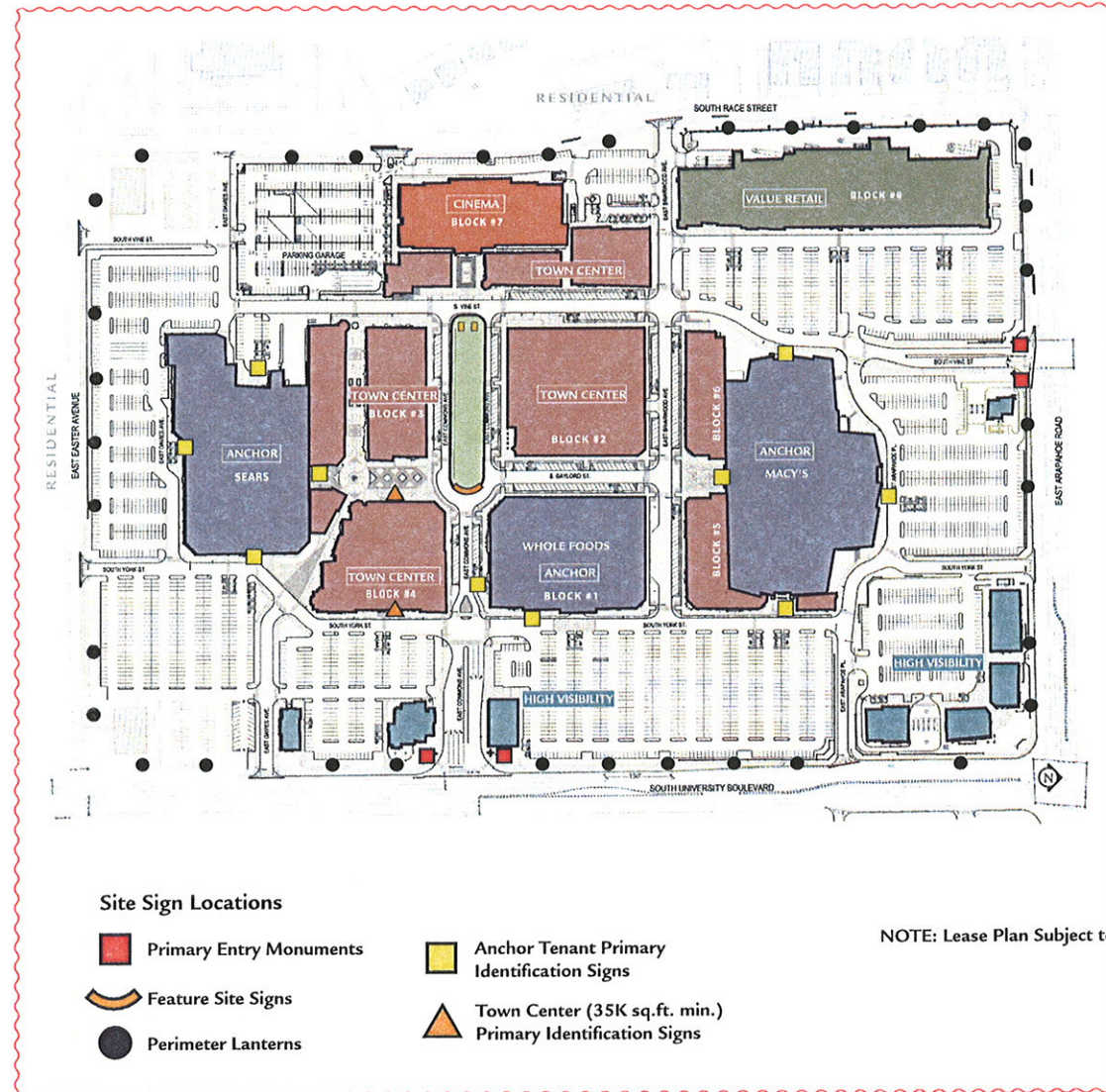
Smaller tenants on the perimeter facing University Boulevard and Arapahoe Road.

Value Retail

Large format retail tenants grouped along Race Street.

Cinema

Kiosk





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Tenant Submission and Landlord Approval

Tenant signage is expected to enhance and extend the spirit of the architecture for the retail, expressing clearly the retail name, while also serving as an expression of the high quality of merchandise and services within.

Graphic Design shall be imaginative, simple and clear. Signage shall be limited to the logo and/or name of the tenant. Additional icon/imagery for tenants will be considered (at the sole discretion of the landlord) as long as it contributes to the overall identity of the store. Tenants are expected to retain the services of a professionally trained graphic designer to create their identity and sign program.

The developers of The Streets at SouthGlenn encourage tenants within all districts to submit their individual, imaginative schemes for signage. Allowances for approval will be made for professionally designed, high quality programs that are appropriately distinctive. In these cases, the sign types listed in the following criteria may not apply.

Graphic Design, materials, construction and installation of all tenant signs will be subject to landlord's approval and will be done solely at tenant's expense (including approval process). The design submission must be completed as outlined. Each application is considered on its individual

merit. No design will be approved until all documents are received. Proposed signs shall be shown on tenant's elevation in all tenant submissions. Fabricator shop drawings shall be submitted for final approval.

A. Tenant Submission Requirements:

The tenant shall submit for review and written approval four (4) complete sets of sign drawings to the landlord and prior to any submission to the City of Centennial for a sign permit for sign fabrication. The tenant shall submit all drawings and details required for City of Centennial Sign Permit and shall include:

1. **Elevation** of storefront showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction details including electrical connections and conduits.
2. **Plan** view of sign on the building drawn to scale indicating dimensions.
3. **Section** through letter and/or sign panel showing the dimensioned projection of the face of the letter and/or sign panel and the method of illumination as well as attachment devices and construction details including electrical connections and conduits.

4. **Sample board** showing actual materials and Matthews Paint Specification or PMS identified color(s).

5. **Letter** from the landlord that states the application has been reviewed and approved by the landlord.

B. Landlord's Approval:

The Landlord shall approve tenant's submittals for submission to the City of Centennial. If the city requests any modification to the Landlord approved sign set, landlord shall have the opportunity to review and approve any the modifications prior to City of Centennial's issuance of a sign permit.

Note: The landlord reserves the right to veto any sign submittal that it deems does not fit the design or fabrication quality required for The Streets at SouthGlenn.

Make all submissions to:

Alberta Development Partners, LLC
8480 East Orchard Road
Suite 2400
Greenwood Village, Colorado 80111
p: 303.771.4004
f: 303.771.4086
Contact: Laura Carstenson
email: lac@albdev.com



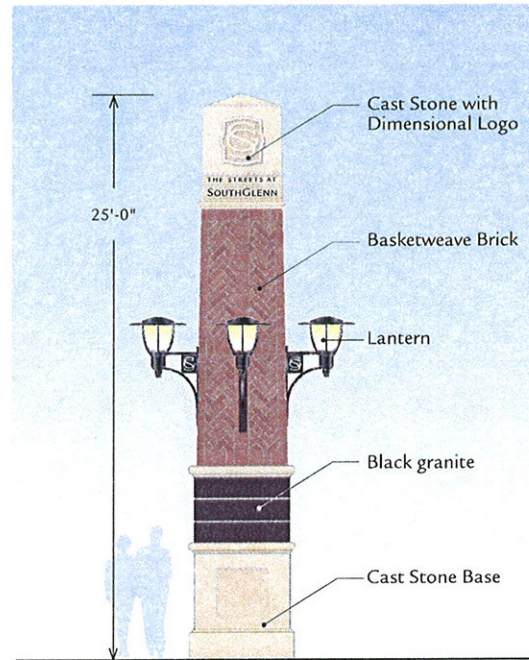


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Project Sign Types

Primary Entrance Monumentation

Two primary entrances will be identified by a pair of 25 foot tall brick and stone monuments. These monuments will have an established urban feel with a distinct neighborhood character. Primary entrance monuments will carry a minimum of graphic identification that will include the project logo and name. Luminaires found internally at The Streets at SouthGlenn will be used on four sides of the primary monument to establish the connection of internal and external character.



Primary Entrance Monument

removed

removed



A.1 Maximum Allowable Tenant Sign Area- Town Center

September 16, 2009

Refer to sheet 2.2 for area and letter height measuring method.

SIGN TYPES & LOCATIONS	TENANTS BELOW 5,000 sf			TENANTS 5,000 sf to 34,999 sf			TENANTS 35,000 sf AND GREATER		
Primary Identity Sign Types	One (1) sign per tenant only.			One (1) sign per tenant only.			Two (2) signs per tenant only.		
<i>Building mounted and located at Tenant's primary entry.</i>	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign	70 sf	30"	8"	90 sf	36"	8"	200 sf	42"	8"
2. Freestanding Letter Sign (Canopy)	70 sf	30"	8"	90 sf	36"	8"	200 sf	42"	8"
3. Grand Projecting Sign	70 sf	30"	-	90 sf	36"	-	-	-	-
4. Awning Sign	60 sf	16"	-	60 sf	18"	-	-	-	-
5. Hybrid Sign	70 sf	30"	-	90 sf	36"	-	-	-	-
Secondary Identity Sign Types	Limited to one (1) secondary identity sign per secondary facade. A maximum of two (2) secondary facades can be signed.			One (1) sign per secondary facade. A maximum of two (2) facades can be signed.			One (1) sign per secondary facade or building corner.		
<i>Building mounted and located at Tenant's secondary entry. (See* below)</i>	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign	60 sf	20"	8"	80 sf	24"	8"	80 sf	24"	8"
2. Freestanding Letter Sign (Canopy)	60 sf	20"	8"	80 sf	24"	8"	80 sf	24"	8"
3. Grand Projection Sign	-	-	-	-	-	-	50 sf	14"	-
4. Awning Sign	60 sf	16"	-	60 sf	18"	-	60 sf	-	-
5. Hybrid Signs	60 sf	20"	-	80 sf	24"	-	80 sf	18"	-
Projecting / Suspended Blade Sign	One (1) sign per tenant only.			One (1) sign per tenant facade for a maximum of two (2) signs.			One (1) sign per tenant facade for a maximum of two (2) signs.		
	Max. Allowable Area Per Sign	Max. Letter Ht.		Max. Allowable Area Per Sign	Max. Letter Ht.		Max. Allowable Area	Max. Letter Ht.	
	10 sf (per face)	1'-6"		10 sf (per face)	1'-6"		10 sf (per face)	1'-6"	
Auxilliary Signs	See table below for quantities.			See table below for quantities.			See table below for quantities.		
<i>Building mounted and located on any of tenant's facades. Sign types include:</i>	Max. Allowable Area	Max. Letter Ht.		Max. Allowable Area	Max. Letter Ht.		Max. Allowable Area	Max. Letter Ht.	
1. Window Sign	10 sf of glass, not to exceed 25% of total area.	8"		10 sf of glass, not to exceed 25% of total area.	8"		10 sf of glass, not to exceed 25% of total area.	8"	
2. Awning Valance Sign	16 sf per awning	8"		16 sf per awning	8"		16 sf per awning	8"	
3. Menu Poster Case	6 sf	-		6 sf	-		7 sf	-	
4. Plaque Signs	4 sf	-		4 sf	-		4 sf	-	
5. Illuminated Identification Sign	-	-		-	-		7 1/2 sf	-	
6. Illuminated Graphic Display	25 sf	-		25 sf	-		25 sf	-	

* **Signs facing neighborhoods:** Fascia-mounted signs and top of building signs facing Race Street or south on Easter Street adjacent to residential areas are not allowed except for those signs that already exist. Only externally illuminated awning signs and blade signs will be allowed to identify secondary entrances.

Exception: Illuminated signage relating to non-tenant related parking structure identity and directional information is allowed at the project entries at Race and Easter Streets.



A.1 Maximum Allowable Tenant Sign Area- Town Center (continued)

September 16, 2009

Refer to sheet 2.2 for area and letter height measuring method.

AUXILLIARY SIGNS ALLOWABLE QUANTITIES	TENANTS BELOW 5,000 sf	TENANTS 5,000 sf to 34,999 sf	TENANTS 35,000 sf AND GREATER
1. Window Sign	One (1) per window panel and glazed entry door.	One (1) per window panel and glazed entry door.	One (1) per window panel and glazed entry door.
2. Awning Valance Sign	One (1) per window bay and/or entry door bay.	One (1) per window bay and/or entry door bay.	One (1) per window bay and/or entry door bay.
3. Menu Poster Case	One (1) per primary public entry.	One (1) per primary public entry.	One (1) per public entry.
4. Plaque Signs	One (1) per primary public entry.	One (1) per primary public entry.	One (1) per public entry.
5. Illuminated Identification Signs	Two (2) per public entry.	Two (2) per public entry.	Two (2) per public entry.
6. Illuminated Graphic Display	Up to ten (10). Total not to exceed 200 sq ft.*	Up to ten (10). Total not to exceed 200 sq ft.*	Up to ten (10). Total not to exceed 200 sq ft.*

* REF Section 9.0



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B. Recommended Sign Types

Projecting Blade Signs

The body of the projecting sign may be a custom shape or combination of 3 dimensional objects and forms to be determined by the tenant. The tenant shall submit the design of the proposed sign and sign armature for review. Projecting blade signs may project from the face of a building or structural component more than 18 inches. Projecting signs do not count toward the combined allowed signage area.

Height: Minimum clear distance from the bottom of a projecting sign to a pedestrian or vehicular surface shall be 10'-0". When projecting awnings or entry canopies are present on the storefront, the mounting height of the sign should be selected to avoid being obscured by the awning or canopy frame.

Illumination: Projecting signs may be externally illuminated with appropriately designed lighting outriggers, internally illuminated or non-illuminated. Light boxes with acrylic faces are not permitted.

Quantity: Tenants with landlord provided architectural canopies shall install a minimum of one (1) suspended blade sign at the storefront of the building. Tenants with a corner location may elect to install one sign on each building façades for optimum exposure. Tenants choosing to mount a suspended blade sign may not install a projecting blade sign.

Sign Thickness: The overall thickness of the sign panel can vary according to whether the sign is intended to be a 2 sided panel or a 3 dimensional sign panel.



*Externally illuminated
painted-screen printed*



*Externally illuminated
dimensional letters*



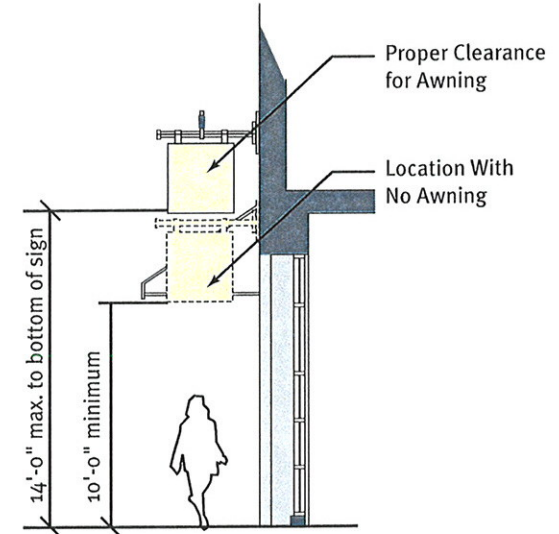
*Externally illuminated
faux painted sign panel*



*Externally illuminated
with incised and gilded type*



Sign panel with exposed neon





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B. Recommended Sign Types

Suspended Canopy Blade Signs

Suspended canopy signs may occur in locations where the landlord has provided architectural canopies as part of the base building. Generally, one suspended blade sign is permitted for each tenant with the exception of a corner location, where one sign would be permitted for each face of storefront.

Position: The sign shall be positioned at the centerline of the canopy.

Height: Minimum clear distance from the bottom of a suspended canopy sign to the pedestrian surface shall be 8'-0".

Illumination: Projecting signs may be externally illuminated with appropriately designed lighting outriggers, internally illuminated or non-illuminated. Light boxes with acrylic faces are not permitted.

Quantity: Tenants with landlord provided architectural canopies install a minimum of one (1) suspended blade sign at the storefront of the building. Tenants with a corner location may elect to install one sign on each building façade for optimum exposure. Tenants choosing to mount a suspended blade sign may not install a projecting blade sign.

Sign Thickness: The overall thickness of the sign panel can vary according to whether the sign is intended to be a 2 sided panel or a 3 dimensional sign panel.



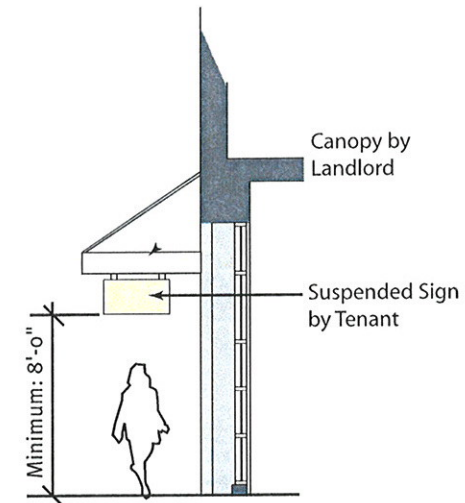
Externally Illuminated suspended blade sign



Sign panel with dimensional letters



Prismatic gilded letters mounted to a glass substrate





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D. Prohibited Sign Types

1. Premanufactured (i.e. non-custom) internally illuminated sign boxes with acrylic faces.
2. Signs with exposed raceway
3. Internally illuminated awnings
4. Vacuum formed plastic faces
5. Expanded and/or extruded PVC sheet (Komacel and Sintra)
6. NON-Sealed or exposed Sign Foam
7. Unedged or uncapped plastic letters without returns
8. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
9. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
10. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
11. Exposed lamps except decorative neon with protection.
12. Parapet wall signs, mansard roof signs, backlit awnings, and false front wall signs.
13. Signs with animated components or flashing lights except those that are not visible from the public ROW.



E. Logotype

If tenant has no usable logo or if logo is deemed unsuitable for application, tenant shall use one (1) of the following typeface(s):

1. Sans Serif: Stone Sans
2. Serif: Stone Serif

All caps are recommended. Lower case descenders and ascenders are discouraged. For long logotype lengths, stacking of words is recommended.

F. Color

Tenant logotype colors must be approved by the landlord prior to fabrication. Tenant colors shall contrast 75% with applicable background.

G. Illumination

Lighting of signage is encouraged and electrical service to tenant's signs shall be from tenant's electrical service and on a 24-hour time clock. Operating times to be determined by landlord. All proposed lighting schemes shall be included in tenants submission to the landlord for approval prior to construction or installation.

H. Temporary Signs

The tenant may utilize temporary signage when approved by the landlord. All such proposals shall be submitted to the landlord for review according to procedures outlined in the General Criteria. Temporary signs are intended to be displayed for a limited time of 60 days maximum and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature.

Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

1. Coming Soon Signs
2. Sale Signs
3. Special Promotions
4. Seasonal Displays
5. Sandwich Boards



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A.1 Maximum Allowable Tenant Sign Area - Anchors

Refer to sheet 3.2 for area and letter height measuring method.

SIGN TYPES & LOCATIONS		TENANTS 50,000 up to 100,000 sf			TENANTS 100,000 sf and Above		
Primary Identity Sign Types <i>Building mounted and located at Tenant's primary entry.</i>		One (1) sign per tenant only.			Four (4) signs per tenant only. A maximum of four (4) facades can be signed.		
		Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign		300 sf	48"	8"	275 sf	84"	9"
2. Freestanding Letter Sign (Canopy)		300 sf	48"	8"	275 sf	48"	9"
3. Grand Projecting Sign		90 sf	48"	-	90 sf	48"	-
4. Awning Sign		90 sf	30"	-	90 sf	30"	-
5. Hybrid		200 sf	48"	-	275 sf	48"	-
Secondary Identity Sign Types <i>Building mounted and located at Tenant's secondary entry. (See * below.)</i>		One (1) sign per secondary facade. A maximum of two (2) facades can be signed.			One (1) sign per facade. A maximum of four (4) facades can be signed.		
		Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign		200 sf	48"	8"	80 sf	37"	9"
2. Freestanding Letter Sign (Canopy)		200 sf	48"	8"	200 sf	24"	9"
3. Awning Sign		90 sf	30"	-	90 sf	30"	-
4. Hybrid		200 sf	48"	-	200 sf	48"	-
Auxiliary Signs <i>Building mounted and located on any of tenant's facades. Sign types include:</i>		See table below for quantities.			See table below for quantities.		
		Max. Allowable Area Per Sign	Max. Letter Ht.		Max. Allowable Area Per Sign	Max. Letter Ht.	
1. Window Sign		10 sf of glass, not to exceed 25% of total area.	8"		10 sf of glass, not to exceed 25% of total area.	8"	
2. Awning Valance Sign		16 sf per awning	8"		16 sf per awning	8"	
3. Menu Poster Case		6 sf	-		6 sf	-	
4. Plaque Signs		4 sf	-		4 sf	-	
5. Wall Sign		100 sf	8"		135 sf	14"	
6. Illuminated Graphic Display		25 sf	-		25 sf	-	
AUXILLIARY SIGNS ALLOWABLE QUANTITIES							
1. Window Sign	One (1) per window panel and glazed entry door.						
2. Awning Valance Sign	One (1) per window bay and/or entry door bay.						
3. Menu Poster Case	One (1) per primary public entry.						
4. Plaque Signs	One (1) per primary public entry.						
5. Wall Sign	One (1)						
6. Illuminated Graphic Display	Up to ten (10). Total not to exceed 200 sq ft.**						

* Signs facing neighborhoods: Fascia-mounted signs and top of building signs facing Race Street or south on Easter Street adjacent to residential areas are not allowed except for those signs that already exist. Only externally illuminated awning signs and blade signs will be allowed to identify secondary entrances.

Exception: Illuminated signage relating to non-tenant related parking structure identity and directional information is allowed at the project entries at Race and Easter Streets.



September 16, 2009

D. Prohibited Sign Types

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2. Signs with exposed raceway
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5. Expanded and/or extruded PVC sheet (Komacel and Sintra)
6. NON-Sealed or exposed Sign Foam
7. Unedged or uncapped plastic letters without returns
8. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
9. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
10. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
11. Exposed lamps except decorative neon with protection.
12. Parapet wall signs, mansard roof signs, backlit awnings, and false front wall signs.
13. Signs with animated components or flashing lights except those that are not visible from the public ROW.



E. Logotype

If tenant has no usable logo or if logo is deemed unsuitable for application, tenant shall use one (1) of the following typeface(s):

1. Sans Serif: Stone Sans
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All caps are recommended. Lower case descenders and ascenders are discouraged. For long logotype lengths, stacking of words is recommended.

F. Color

Tenant logotype colors must be approved by the landlord prior to fabrication. Tenant colors shall contrast 75% with applicable background.

G. Illumination

Lighting of signage is encouraged and electrical service to tenant's signs shall be from tenant's electrical service and on a 24-hour time clock. Operating times to be determined by landlord. All proposed lighting schemes shall be included in tenants submission to the landloed for approval prior to construction or installation.

H. Temporary Signs

The tenant may utilize temporary signage when approved by the landlord. All such proposals shall be submitted to the landlord for review according to procedures outlined in the General Criteria. Temporary signs are intended to be displayed for a limited time of 60 days maximum and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature.

Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

1. Coming Soon Signs
2. Sale Signs
3. Special Promotions
4. Seasonal Displays
5. Sandwich Boards



September 16, 2009

A.1 Maximum Allowable Tenant Sign Area - High Visibility

Refer to sheet 4.2 for area and letter height measuring method.

SIGN TYPES & LOCATIONS		TENANTS UP TO 5,000 sf		TENANTS 5,000 sf AND ABOVE			
Primary Identity Sign <i>Building mounted and located at Tenant's primary entry.</i>		Limited to one primary identity (1) sign per tenant primary facade.		One (1) sign per tenant only.			
		Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	
1. Wall Fascia Sign		70 sf	30"	8"	90 sf	36"	8"
2. Freestanding Letter Sign (Canopy)		70 sf	30"	8"	90 sf	36"	8"
3. Grand Projecting Sign		70 sf	30"	8"	90 sf	36"	8"
4. Awning Sign		60 sf	16"	-	60 sf	18"	-
5. Hybrid Sign		70 sf	30"	-	90 sf	36"	-
Secondary Identity Sign <i>Building mounted and located at Tenant's secondary entry .</i>		Limited to one (1) secondary identity sign per secondary facade. A maximum of two (2) secondary facades can be signed.		One (1) sign per secondary facade. A maximum of two (2) facades can be signed.			
		Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth	Max. Allowable Area Per Sign	Max. Letter Ht.	Max. Letter Depth
1. Wall Fascia Sign		60 sf	20"	8"	80 sf	24"	8"
2. Freestanding Letter Sign (Canopy)		60 sf	20"	8"	80 sf	24"	8"
3. Awning Sign		60 sf	16"	-	60 sf	18"	-
4. Hybrid Sign		60 sf	20"	-	80 sf	24"	-
Projecting / Suspended Blade Sign		One (1) sign per tenant only.		One (1) sign per tenant facade for a maximum of two (2) signs.			
		Max. Allowable Area	Max. Letter Ht.	Max. Allowable Area Per Sign	Max. Letter Ht.		
		10 sf (per face)	1'-6"	10 sf (per face)	1'-6"		
Auxilliary Signs <i>Building mounted and located on any of tenant's facades. Sign types include:</i>		See table below for quantities.		See table below for quantities.			
		Max. Allowable Area	Max. Letter Ht.	Max. Allowable Area	Max. Letter Ht.		
1. Window Sign		10 sf of glass, not to exceed 25% of total area.	8"	10 sf of glass, not to exceed 25% of total area.	8"		
2. Awning Valance Sign		16 sf per awning	8"	16 sf per awning	8"		
3. Menu Poster Case		6 sf	-	6 sf	-		
4. Plaque Signs		4 sf	-	4 sf	-		
5. Illuminated Graphic Display		25 sf	-	25 sf	-		
AUXILLIARY SIGNS ALLOWABLE QUANTITIES							
1. Window Sign	One (1) per window panel and glazed entry door.						
2. Awning Valance Sign	One (1) per window bay and/or entry door bay.						
3. Menu Poster Case	One (1) per primary public entry.						
4. Plaque Signs	One (1) per primary public entry.						
5. Illuminated Graphic Display	Up to ten (10). Total not to exceed 200 sq ft.**						

* **Signs facing neighborhoods:** Fascia-mounted signs and top of building signs facing Race Street or south on Easter Street adjacent to residential areas are not allowed except for those signs that already exist. Only externally illuminated awning signs and blade signs will be allowed to identify secondary entrances.

Exception: Illuminated signage relating to non-tenant related parking structure identity and directional information is allowed at the project entries at Race and Easter Streets.

** REF Section 9.0



September 16, 2009

B. Recommended Sign Types

Building Mounted Projecting (blade) Signs

The body of the projecting sign may be a custom shape or combination of 3 dimensional objects and forms to be determined by the Tenant. The Tenant shall submit the design of the proposed sign and sign armature for review according to the procedures outlined in Section III.

Height: Minimum clear distance from the bottom of a projecting sign to a pedestrian or vehicular surface shall be 10'-0".

When projecting awnings or entry canopies are present on the storefront, the mounting height of the sign should be selected to avoid being obscured by the awning or canopy frame.

Illumination: Projecting signs may be externally illuminated with appropriately designed lighting outriggers, internally illuminated or non-illuminated. Light boxes with acrylic faces are not permitted.

Quantity: It is suggested that Tenants install one (1) projecting blade sign at the storefront of the building. Tenants with a corner location may elect to install one sign on two building facades for optimum exposure. Tenants choosing to mount a projecting blade sign may not install a suspended blade sign where canopies exist.

Sign Thickness: The overall thickness of the sign panel can vary according to whether the sign is intended to be a 2 sided panel or a 3 dimensional projection. Maximum depth allowed is 8 inches.



*Externally illuminated
painted-screen printed*



*Externally illuminated
dimensional letters*



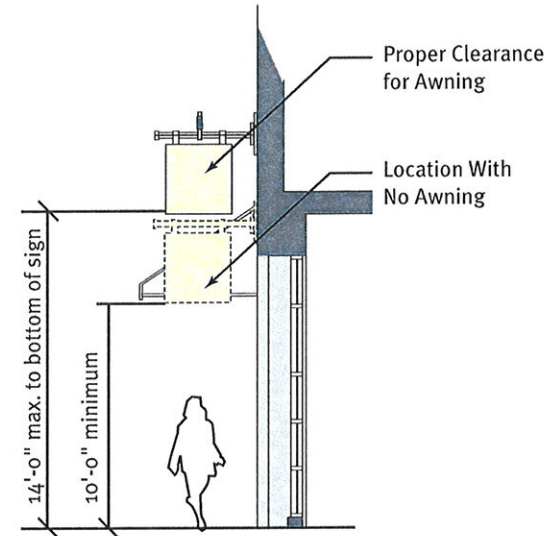
*Externally illuminated
faux painted sign panel*



*Externally illuminated
with incised and gilded type*



Sign panel with exposed neon





September 16, 2009

D. Prohibited Sign Types

1. Premanufactured (i.e. non-custom) internally illuminated sign boxes with acrylic faces.
2. Signs with exposed raceway
3. Internally illuminated awnings
4. Vacuum formed plastic faces
5. Expanded and/or extruded PVC sheet (Komacel and Sintra)
6. NON-Sealed or exposed Sign Foam
7. Unedged or uncapped plastic letters without returns
8. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
9. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
10. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
11. Exposed lamps except decorative neon with protection.
12. Parapet wall signs, mansard roof signs, backlit awnings, and false front wall signs.
13. Signs with animated components or flashing lights except those that are not visible from the public ROW.



E. Logotype

If tenant has no usable logo or if logo is deemed unsuitable for application, tenant shall use one (1) of the following typeface(s):

1. Sans Serif: Stone Sans
2. Serif: Stone Serif

All caps are recommended. Lower case descenders and ascenders are discouraged. For long logotype lengths, stacking of words is recommended.

F. Color

Tenant logotype colors must be approved by the landlord prior to fabrication. Tenant colors shall contrast 75% with applicable background.

G. Illumination

Lighting of signage is encouraged and electrical service to tenant's signs shall be from tenant's electrical service and on a 24-hour time clock. Operating times to be determined by landlord. All proposed lighting schemes shall be included in tenants submission to the landlord for approval prior to construction or installation.

H. Temporary Signs

The tenant may utilize temporary signage when approved by the landlord. All such proposals shall be submitted to the landlord for review according to procedures outlined in the General Criteria. Temporary signs are intended to be displayed for a limited time of 60 days maximum and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature.

Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

1. Coming Soon Signs
2. Sale Signs
3. Special Promotions
4. Seasonal Displays
5. Sandwich Boards



September 16, 2009

A.1 Maximum Allowable Tenant Sign Area - Value Retail

Refer to sheet 5.2 for area and letter height measuring method.

SIGN TYPES & LOCATIONS	TENANTS UP TO 20,000 sf	TENANTS 20,000 sf AND ABOVE
Primary Identity Sign Types <i>Building mounted and located at Tenant's primary entry.</i>	One (1) sign per tenant only.	One (1) sign per tenant only.
	Max. Allowable Area Per Sign Max. Letter Ht. Max. Letter Depth	Max. Allowable Area Per Sign Max. Letter Ht. Max. Letter Depth
1. Wall Fascia Sign	140 sf 36" 8"	200 sf 48" 8"
2. Freestanding Letter Sign (Canopy)	140 sf 36" 8"	200 sf 42" 8"
3. Grand Projecting Sign	90 sf 36" -	90 sf 42" -
4. Awning Sign	90 sf 24" -	90 sf 30" -
5. Hybrid	140 sf 36" -	200 sf 42" -
Secondary Identity Sign Types <i>Building mounted and located at Tenant's secondary entry. (See * below.)</i>	Limited to one (1) secondary identity sign per secondary facade. A maximum of two (2) secondary facades can be signed.	One (1) sign per secondary facade. A maximum of two (2) facades can be signed.
	Max. Allowable Area Per Sign Max. Letter Ht. Max. Letter Depth	Max. Allowable Area Per Sign Max. Letter Ht. Max. Letter Depth
1. Wall Fascia Sign	120 sf 30" 8"	200 sf 36" 8"
2. Freestanding Letter Sign (Canopy)	120 sf 30" 8"	200 sf 36" 8"
3. Awning Sign	90 sf 24" -	90 sf 30" -
4. Hybrid	120 sf 30" -	200 sf 36" -
Auxilliary Signs <i>Building mounted and located on any of tenant's facades. Sign types include:</i>	See table below for quantities.	See table below for quantities.
	Max. Allowable Area Max. Letter Ht.	Max. Allowable Area Max. Letter Ht.
1. Window Sign	10 sf of glass, not to exceed 25% of total area. 8"	10 sf of glass, not to exceed 25% of total area. 8"
2. Awning Valance Sign	16 sf per awning 8"	16 sf per awning 8"
3. Menu Poster Case	6 sf -	6 sf -
4. Plaque Signs	4 sf -	4 sf -
5. Illuminated Graphic Display	25 sf -	25 sf -
AUXILLIARY SIGNS ALLOWABLE QUANTITIES		
1. Window Sign	One (1) per window panel and glazed entry door.	
2. Awning Valance Sign	One (1) per window bay and/or entry door bay.	
3. Menu Poster Case	One (1) per primary public entry.	
4. Plaque Signs	One (1) per primary public entry.	
5. Illuminated Graphic Display	Up to ten (10). Total not to exceed 200 sq ft.**	

* **Signs facing neighborhoods:** Fascia-mounted signs and top of building signs facing Race Street or south on Easter Street adjacent to residential areas are not allowed except for those signs that already exist. Only externally illuminated awning signs and blade signs will be allowed to identify secondary entrances.

Exception: Illuminated signage relating to non-tenant related parking structure identity and directional information is allowed at the project entries at Race and Easter Streets.



D. Prohibited Sign Types

1. Premanufactured (i.e. non-custom) internally illuminated sign boxes with acrylic faces.
2. Signs with exposed raceway
3. Internally illuminated awnings
4. Vacuum formed plastic faces
5. Expanded and/or extruded PVC sheet (Komacel and Sintra)
6. NON-Sealed or exposed Sign Foam
7. Unedged or uncapped plastic letters without returns
8. Signs employing exposed raceways, ballast boxes, transformers, crossovers or conduit.
9. The name, stamps, or decals of the sign manufacturer cannot be displayed on any portion of any sign.
10. Non-ornamental hardware used to attach sign to storefront may not be exposed to view.
11. Exposed lamps except decorative neon with protection.
12. Parapet wall signs, mansard roof signs, backlit awnings, and false front wall signs.
13. Signs with animated components or flashing lights except those that are not visible from the public ROW.



E. Logotype

If tenant has no usable logo or if logo is deemed unsuitable for application, tenant shall use one (1) of the following typeface(s):

1. Sans Serif: Stone Sans
2. Serif: Stone Serif

All caps are recommended. Lower case descenders and ascenders are discouraged. For long logotype lengths, stacking of words is recommended.

F. Color

Tenant logotype colors must be approved by the landlord prior to fabrication. Tenant colors shall contrast 75% with applicable background.

G. Illumination

Lighting of signage is encouraged and electrical service to tenant's signs shall be from tenant's electrical service and on a 24-hour time clock. Operating times to be determined by landlord. All proposed lighting schemes shall be included in tenants submission to the landlord for approval prior to construction or installation.

H. Temporary Signs

The tenant may utilize temporary signage when approved by the landlord. All such proposals shall be submitted to the landlord for review according to procedures outlined in the General Criteria. Temporary signs are intended to be displayed for a limited time of 60 days maximum and do not incorporate a permanent armature or structural attachment to a building, sidewalk or similar architectural feature.

Temporary signs must be professionally designed and fabricated using appropriate materials and finishes, including paper, vinyl, mylar or acrylic. Allowable temporary signs shall include but are not limited to:

1. Coming Soon Signs
2. Sale Signs
3. Special Promotions
4. Seasonal Displays
5. Sandwich Boards



September 16, 2009

A.1 Maximum Allowable Tenant Sign Area - Cinema

Refer to sheet 6.2 for area and letter height measuring method.

SIGN TYPES & LOCATIONS		CINEMA TENANT AT 60,000 sf		
Primary Identity Sign Types		One each of the following signs per tenant only		
<i>Building mounted and located at Tenant's primary entry.</i>		Max. Allowable Area	Max. Letter Ht.	Letter Depth
1. Grand Marquee Sign		600 sf	48"	8"
2. Canopy Mounted Sign		175 sf	24"	8"
3. Wall Fascia Sign		200 sf	48"	8"
Secondary Identity Signs				
Signs facing neighborhoods: Fascia-mounted signs and top of building signs facing Race Street or south on Easter Street adjacent to residential areas are not allowed except for those signs that already exist. Only externally illuminated awning signs and blade signs will be allowed to identify secondary entrances.				
Exception: Illuminated signage relating to non-tenant related parking structure identity and directional information is allowed at the project entries at Race and Easter Streets.				
Auxilliary Signs		See table below for quantities.		
<i>Building mounted and located on any of tenant's facades. Sign types include:</i>		Max. Allowable Area	Max. Letter Ht.	
1. LED Sign		One (1) allowed, 100 sf max. area.	8"	
2. Movie Menu Board		One (1) allowed, 75 sf max.	8"	
3. Poster Case		12	12 (12) allowed, 60 sf. max.	
4. Window Signs		1 per window or glazed entry door; 10 sf/ not to exceed 25% of the total glazed area per window or door. Max. letter ht 8"		



THE STREETS AT
SOUTHGLENN

KIOSKS SIGN CRITERIA

September 16, 2009



THE STREETS AT SOUTHGLENN

Centennial, Colorado

KIOSKS

8.0



September 16, 2009

A. Tenant Primary Blade Sign

The tenant is allowed one, two-sided blade sign to be mounted between the provided brackets on the roof of the kiosk. The tenant is to provide a painted aluminum panel exactly 1'-2" by 4'-11 1/2" by 3/16 inches thick primed and painted a background color of the tenant's choice. The allowable sign area is 9" by 4'-5 1/2" as shown on page 8.2. The sign is to be non-illuminated. Sign materials may be paint, vinyl, applied or pin-mounted letters or logos made of aluminum, steel, bright metals, acrylic or PVC no thicker than 2 1/2." The tenant is responsible for installing and maintaining their sign for the duration of their lease.

B. Tenant Secondary Sign

The tenant is allowed to apply signage on up to 10 existing, removable painted aluminum panels above the windows on all four façades of the kiosk. These panels are 1'-1 1/2" by 4'-5 3/16." These panels may only be removed for on-site signage application and may not be out of place for longer than one working day (8 hours.) The allowable sign area for these panels is 8 1/2" by 4'-0 3/16." Sign materials may be paint, vinyl, applied or pin-mounted letters or logos made of aluminum, steel, bright metals, acrylic or PVC no thicker than 1." The tenant is responsible for installing and maintaining their sign for the duration of their lease.

C. Window Graphics

The tenant may apply a logo, letterforms, menus, hours of operation and/or similar information to the first surface of the window or door glazing with traditional graphic materials. All graphics when measured as a rectangle may not exceed 30% of each glazed area. All graphics are to be installed to the glazing by professional installers. The tenant is responsible for maintaining their sign for the duration of their lease.

D. Interior Signage

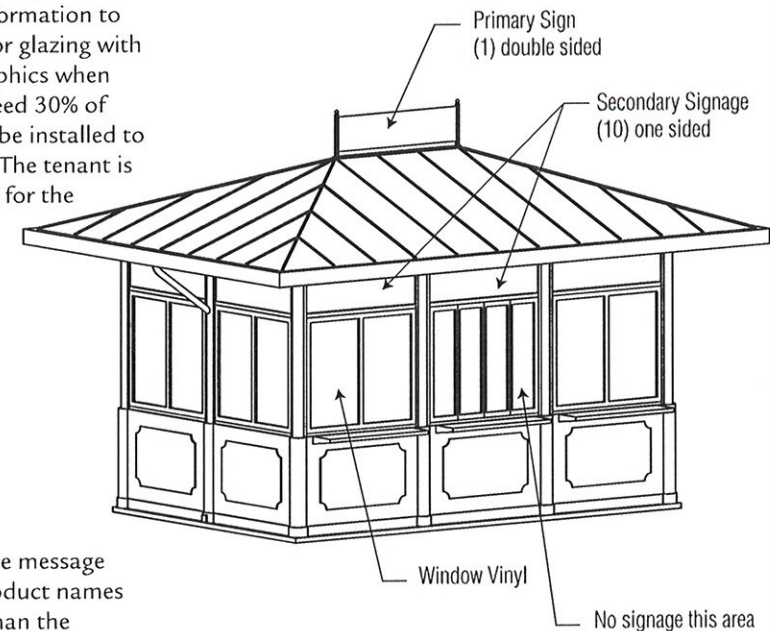
Interior exposed neon signage with the message "OPEN" or tenant and/or generic product names are allowed, no brand names other than the tenant's own name and logo. Maximum letter height is to be limited to 6" and maximum area is to be limited to two (2) square feet per sign with a maximum of three signs per kiosk. Non-illuminated interior menu boards etc are allowed.

E. Address

Landlord will provide building addresses.

F. Other Signage

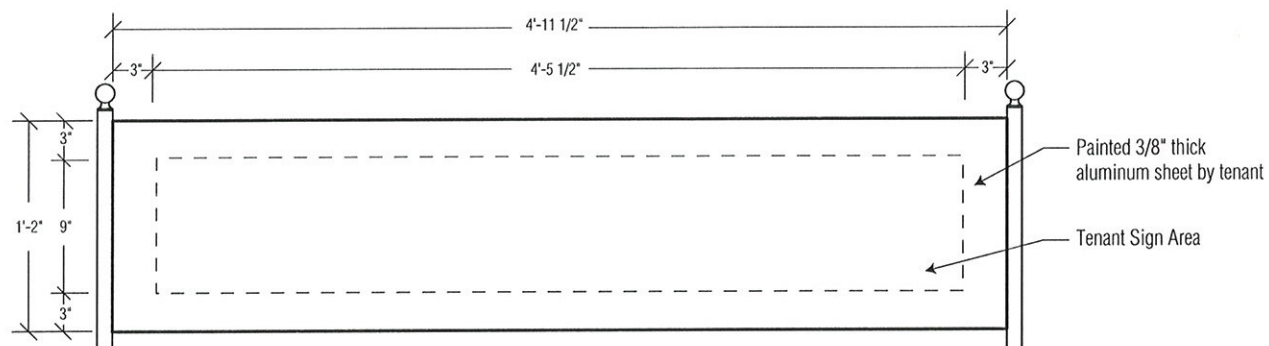
No other signage is allowed on the kiosks including blade signage. No signage is allowed below the windows or on any surface not allowed above.



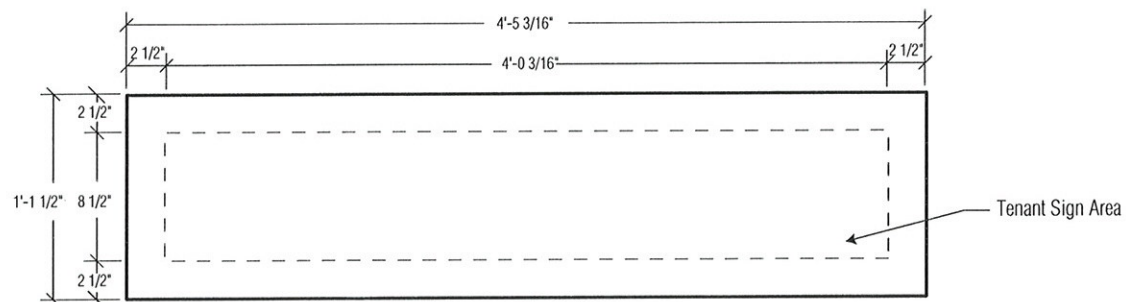


September 16, 2009

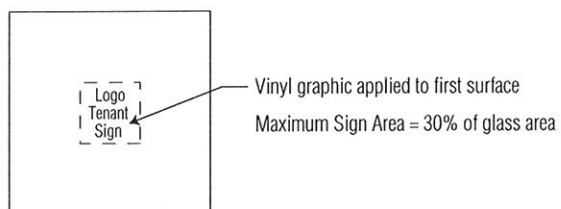
Primary Tenant Sign



Secondary Tenant Sign



Window Graphics

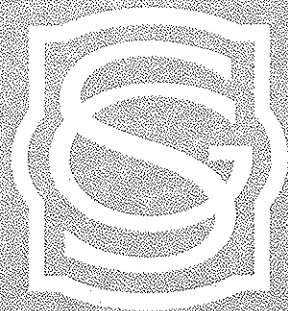




THE STREETS AT
SOUTHGLENN

ILLUMINATED GRAPHIC DISPLAY PANELS

September 16, 2009



THE STREETS AT SOUTHGLENN

Centennial, Colorado

ILLUMINATED GRAPHIC DISPLAY PANELS



September 16, 2009

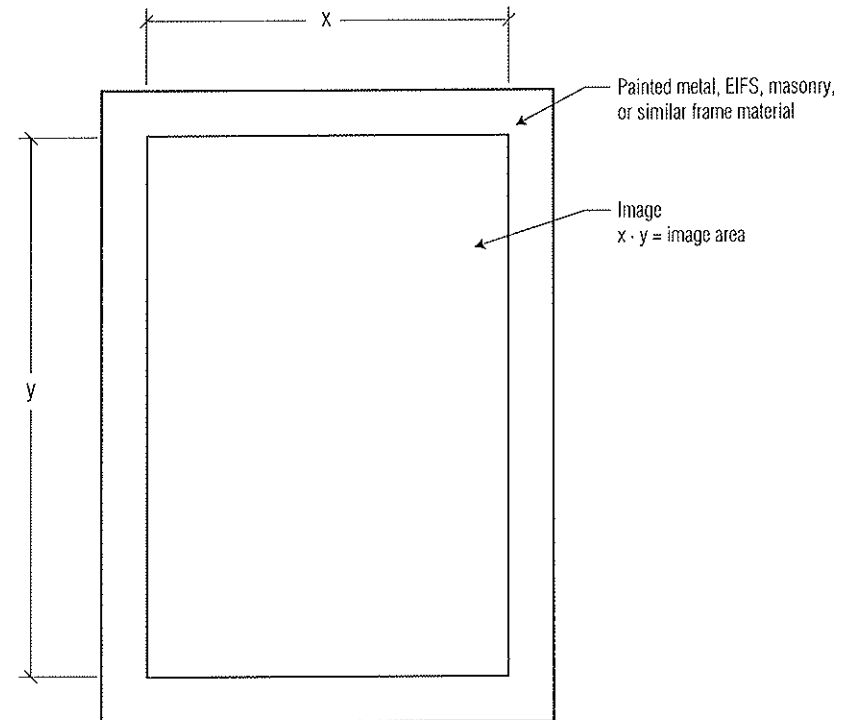
Illuminated Graphic Display Panels

Town Center, Anchors, High Visibility or Value Retail tenants are allowed up to ten internally illuminated graphic display panels on the exterior of their building. These panels are expected to be professionally designed and have high-quality graphic design images and/or professional photographs. The images are not allowed to have any form of branding, tenant names, logos, printed words or any other imagery that in the opinion of the Landlord are considered advertizing or signage specific to the tenant. Images of products and product-specific branding are allowed but may not make reference to the tenant. All locations, design, graphics and photography used must be approved in writing by the Landlord.

The maximum size per panel may not exceed 25 square feet and the total square footage for all panels combined may not exceed 200 square feet.

The cases may be mounted on the surface or be recessed into the building. The glazing must comply with all applicable codes. The images must be changed at least once per year. The design, engineering, fabrication, installation and all maintenance is the sole responsibility of the tenant. All electrical power must be circuited to the tenant's electrical panel.

Illuminated graphic display panels will not be considered signage or count toward the tenants sign area or quantity of signs if the above criteria are met.





THE STREETS AT SOUTH GLENN

September 16, 2009

Mr. Derek M. Holcomb
Planning and Development
City of Centennial
13133 E. Arapahoe Road
Centennial, Colorado 80112

RE: Minor Amendment to the MDP

Dear Mr. Holcomb:

AW SouthGlenn would like to request the following modifications to the Tenant Sign Criteria for The Streets at SouthGlenn as amended and restated on May 1, 2001. It is our understanding that these may be changed by means of a minor amendment to the MDP. Sixth Amendment:

1. General: Change dates on all pages including cover. Page renumbering.
2. Page A, B: Revise Amendment History.
3. Page 0.1: Revise Table of Contents
4. Page 0.4: Revise map.
5. Page 0.5: Revise landlord address and contact information.
6. Page 1.1: Remove references to secondary monuments.
7. Page 2.1, 2.2, 3.1, 4.1, 5.1: add the "Illuminated graphic display panel" type to the sign matrix
8. Page 2.9, 2.10, 4.8: Recommended sign types. Revise blade sign language to remove lighting requirement.
9. Page 2.12. 3.8, 4.10, 5.9: Prohibited sign types. Revise item 13 to read 'Signs with animated components or flashing light except those that are not visible from the public row.
10. Page 6.1: Revise quantity of posters allowed from 8 to 12.
11. Page 8.0, 8.1, 8.2: New pages containing kiosk criteria.
12. Page 9.0, 9.1: New pages containing illuminated graphic panel criteria.

Please see the revised sheets only Streets at SouthGlenn Tenant Sign Criteria included in this package.

Sincerely,
AW SouthGlenn, LLC

Bryan McFarland
Principal – Development